024.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	928,900 / 928,900
					USE VALUE:	928,900 / 928,900
					ASSESSED:	928,900 / 928,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50	-52	WALDO RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATOS HUMBERTO & LEOTILDES/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	50 WALDO RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MATOS HUMBERTO & LEOTILDES -
Owner 2:	-
Street 1:	PO BOX 979
Twn/City:	ONSET
St/Prov:	MA Cntry:
Postal:	02558

NARRATIVE DESCRIPTION

This parcel contains 5,410 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2815 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5410.000	463,100		465,800	928,900
Total Card	0.124	463,100		465,800	928,900
Total Parcel	0.124	463,100		465,800	928,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.01 | /Parcel: 330.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 15646
GIS Ref:
GIS Ref:
Insp Date: 07/21/17

!1950!

PREVIOUS ASSESSMENT

Parcel ID: 024.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	463,600	0	5,410.	465,800	929,400	929,400	Year End Roll	12/18/2019
2019	104	FV	365,000	0	5,410.	495,000	860,000	860,000	Year End Roll	1/3/2019
2018	104	FV	365,000	0	5,410.	361,000	726,000	726,000	Year End Roll	12/20/2017
2017	104	FV	344,400	0	5,410.	314,400	658,800	658,800	Year End Roll	1/3/2017
2016	104	FV	344,400	0	5,410.	267,900	612,300	612,300	Year End	1/4/2016
2015	104	FV	310,300	0	5,410.	262,000	572,300	572,300	Year End Roll	12/11/2014
2014	104	FV	310,300	0	5,410.	215,500	525,800	525,800	Year End Roll	12/16/2013
2013	104	FV	321,600	0	5,410.	205,000	526,600	526,600		12/13/2012

PRINT

Date	Time
12/10/20	17:29:04

LAST REV

Date	Time
06/18/18	10:17:28
danam	
1950	

USER DEFINED

Prior Id # 1:	15646
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATOS HUMBERTO	64435-16		10/30/2014	Convenience	1	No	No		
	11748-723		10/6/1969		30,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2018	613	Re-Roof	5,500	C				
10/3/1994	508	Manual	1,000					PORCH ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Measured	163	PATRIOT
10/29/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	256	PATRIOT
8/13/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5410		Sq. Ft.	Site		0	80.	1.08	1									465,840						465,800	

Total AC/HA: 0.12420 | Total SF/SM: 5410 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 465,840 | Spl Credit | Total: 465,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.15383875
Const Adj.:	0.96049803
Adj $ / SQ:	188.404
Other Features:	154000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671178
Depreciation:	208065
Depreciated Total:	463113

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

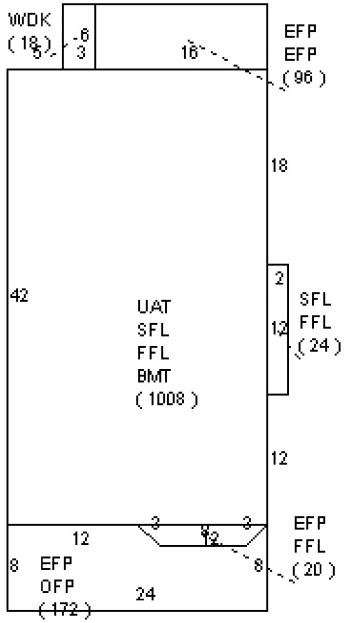
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,052	188.400	198,201
SFL	Second Floor	1,032	188.400	194,433
BMT	Basement	1,008	74.890	75,490
EFP	Enclos Porch	384	32.960	12,656
UAT	Upper Attic	252	126.230	31,810
OFP	Open Porch	172	25.060	4,311
WDK	Deck	18	15.370	277
	Net Sketched Area:	3,918	Total:	517,178
Size Ad	2084	Gross Are	4674	FinArea 2815

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	90	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	188.40
Special Features:	0	Val/Su Net:	118.20
Final Total:	463100	Val/Su SzAd	222.22

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	